

**SNAPSHOT of HOME Program Performance--As of 12/31/08**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ): **Tacoma Consortium**

State: **WA**

PJ's Total HOME Allocation Received: **\$29,528,763**

PJ's Size Grouping\*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 14			
% of Funds Committed	92.89 %	90.52 %	3	90.66 %	73	72	
% of Funds Disbursed	84.81 %	85.13 %	9	81.06 %	61	59	
Leveraging Ratio for Rental Activities	8.44	7.02	1	4.62	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	94.53 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	87.66 %	79.58 %	2	68.23 %	86	83	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.08 %	93.66 %	7	79.86 %	86	82	
% of 0-30% AMI Renters to All Renters***	68.92 %	63.54 %	7	44.82 %	88	85	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.06 %	1	94.65 %	100	100	
Overall Ranking:			In State:	2 / 14	Nationally:	98 97	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,152	\$24,922		\$25,419	325 Units	20.00 %	
Homebuyer Unit	\$25,151	\$19,484		\$14,530	279 Units	17.10 %	
Homeowner-Rehab Unit	\$40,510	\$19,574		\$20,251	93 Units	5.70 %	
TBRA Unit	\$3,131	\$1,699		\$3,156	932 Units	57.20 %	

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Tacoma Consortium WA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$95,507	\$126,830	\$45,288
State:*	\$113,276	\$108,060	\$24,455
National:**	\$89,640	\$72,481	\$22,984

**CHDO Operating Expenses:**  
(% of allocation)

PJ: 2.9 %  
National Avg: 1.1 %

**R.S. Means Cost Index:** 1.01

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	51.7	46.6	74.2	41.3
Black/African American:	35.1	23.3	17.2	45.2
Asian:	3.4	14.3	3.2	0.6
American Indian/Alaska Native:	0.6	0.7	0.0	1.0
Native Hawaiian/Pacific Islander:	0.0	0.7	2.2	1.1
American Indian/Alaska Native and White:	0.3	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.8	0.0	0.6
Asian/Pacific Islander:	4.0	1.4	0.0	2.4

### ETHNICITY:

Hispanic	4.9	11.1	3.2	7.8
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### HOUSEHOLD SIZE:

1 Person:	54.2	15.4	54.8	19.1
2 Persons:	18.5	16.5	25.8	40.9
3 Persons:	17.8	25.8	9.7	18.6
4 Persons:	5.5	17.9	4.3	9.8
5 Persons:	2.2	12.2	4.3	4.9
6 Persons:	0.9	6.5	0.0	4.0
7 Persons:	0.6	3.6	1.1	1.5
8 or more Persons:	0.3	2.2	0.0	1.3

### HOUSEHOLD TYPE:

Single/Non-Elderly:	32.6	25.4	24.7	20.3
Elderly:	27.1	2.9	48.4	0.4
Related/Single Parent:	29.8	25.4	6.5	68.3
Related/Two Parent:	8.6	44.1	18.3	7.6
Other:	1.8	2.2	2.2	3.3

### SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	36.9	0.0 <sup>#</sup>
HOME TBRA:	1.8	
Other:	28.3	
No Assistance:	32.9	

**# of Section 504 Compliant Units / Completed Units Since 2001** 782

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM  
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Tacoma Consortium

State: WA

Group Rank: 98  
(Percentile)

State Rank: 2 / 14 PJs

Overall Rank: 97  
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	87.66	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.08	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.32	

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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